

Warranty Coverage at a Glance*

Warranty Coverage and Protection for Freehold Homes and Condominiums

PRE-MOVE
1 YEAR WARRANTY
2 YEAR WARRANTY
7 YEAR WARRANTY

	PRE-MOVE	1 YEAR WARRANTY	2 YEAR WARRANTY	7 YEAR WARRANTY
Deposit protection	✓			
Delays in closing or occupancy	✓			
Defects in work and materials		✓		
Unauthorized substitution of materials		✓		
Ontario Building Code violations		✓		
Ontario Building Code health and safety violations		✓	✓	
Water penetration through the basement or foundation		✓	✓	
Water penetration into the building envelope		✓	✓	
Defects in the electrical, plumbing or heating systems		✓	✓	
Defects in the exterior cladding		✓	✓	
Major defects in the building structure		✓	✓	✓

*For complete details on the terms and conditions of statutory warranty coverage and any exclusions that may apply, please consult the Ontario New Home Warranties Plan Act at www.tarion.com.

Contact Information

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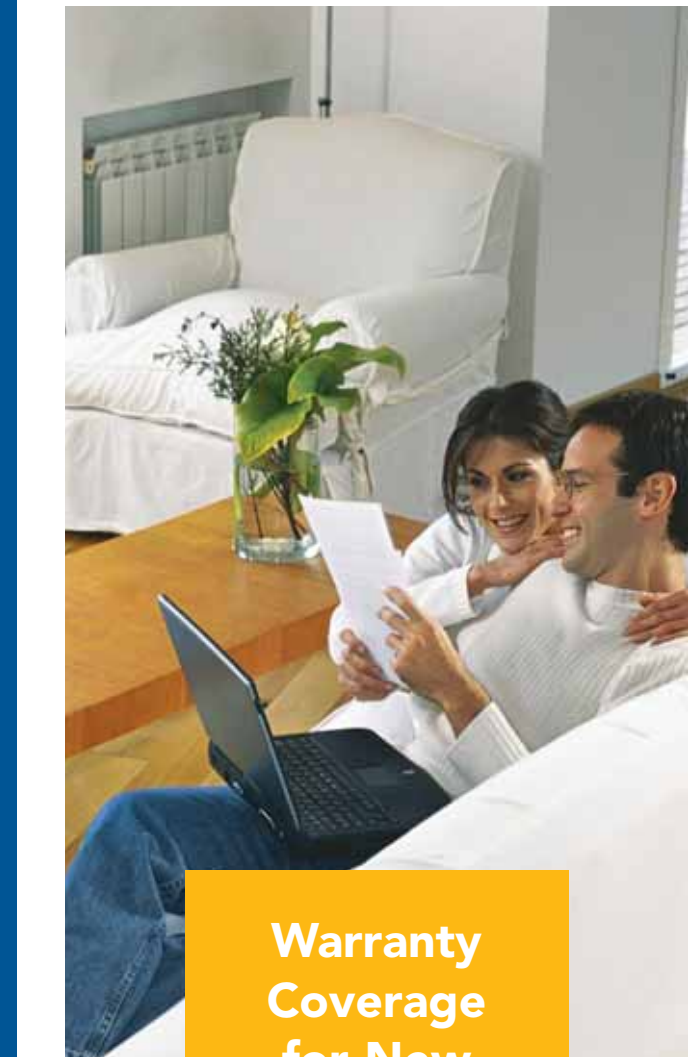
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Warranty Coverage for New Homes in Ontario



Warranty Coverage for New Homes in Ontario*

Every new home in Ontario comes with specific warranty coverage provided by your builder and backed by Tarion Warranty Corporation or provided by Tarion™ directly. This coverage, up to \$300,000¹, begins on your date of possession and remains in effect even if you sell your home before the warranty expires.

Tarion was created in 1976 to administer the provincial laws that protect new home buyers in Ontario. These laws require every home builder to be licensed and to provide specific warranty coverage with every new home.

Tarion maintains a fund that is used to ensure your warranty is honoured even if the builder refuses to do so or goes bankrupt.

Tarion also sets minimum customer service requirements that have important benefits for home buyers:

- 1) Your builder must provide you with a copy of Tarion's *Homeowner Information Package* at or before the Pre-Delivery Inspection (PDI) of your new home.
- 2) Your builder is required to guide you through a PDI of your completed home to assess its condition before you take possession.
- 3) You should also complete the appropriate Statutory Warranty Form(s) and submit them to Tarion on time. Send a copy of your completed Statutory Warranty Form(s) to your builder so they can repair or otherwise resolve the items.
- 4) After you submit each Statutory Warranty Form, your builder has a specific period of time in which to repair or otherwise resolve the warranty items listed. If items are not resolved within that time, then you have 30 days in which to contact Tarion to request a conciliation.

With Tarion, every new home in Ontario comes with peace of mind built right in.

For more information about warranty coverage, visit our website at www.tarion.com or call us at 1-877-9TARION.

Warranty Coverage

Pre-Move Protections*

Freehold Homes

- Deposits and instalments paid by new home buyers are protected to a maximum of \$40,000.
- Purchasers may be able to claim up to \$5,000 for delays in closing beyond five days without proper written notice from your builder, or beyond 120 days for any reason.



Condominium Units²

- Deposits of up to \$20,000 are protected by Tarion, and deposits above this amount are protected separately by the trust and excess deposit provisions of the *Condominium Act*.
- Purchasers may be able to claim up to \$5,000 for delays in closing beyond five days without proper written notice from your builder, or beyond 135 days for any reason.

Freehold and Condominium Units*

The One Year Warranty

- Requires that your home is constructed in a workman-like manner and free from defects in material;
- Ensures your home is fit for habitation;
- Protects your home against Ontario Building Code violations;
- Ensures your home is free of major structural defects.

The Two Year Warranty

- Protects your home against water penetration through the basement or foundation walls;
- Protects your home against defects in materials, including windows, doors and caulking, or defects in work that result in water penetration into the building envelope;
- Provides coverage for defects in work or materials in the electrical, plumbing and heating delivery and distribution systems;
- Provides coverage for defects in work or materials which result in the detachment, displacement or deterioration of exterior cladding (such as brickwork, aluminum or vinyl siding);
- Protects against health and safety violations under the Ontario Building Code;
- Ensures your home is free of major structural defects.

The Seven Year Warranty

- Provides coverage for any defect in work or materials that result in the failure of a load-bearing part of your home's structure or materially and adversely affects its load-bearing function.
- Provides coverage for any defect in work and materials that significantly and adversely affects the use of the building as a home.

¹ There is a maximum of \$15,000 for warranted damage related to damage caused by environmentally harmful substances or hazards and a maximum of \$25,000 for coverage of septic systems.

² For most condominium projects, warranty coverage also includes the shared areas of the building, referred to as Common Elements.